131.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,192,400 / 1,192,400
					USE VALUE:	1,192,400 / 1,192,400
					ASSESSED:	1,192,400 / 1,192,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		NORFOLK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAPASTAVROS NICHOLAS G
Owner 2:	LEE VIVIAN E
Owner 3:	
Street 1:	56 NORFOLK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JAFFE JONATHAN H/ETAL -
Owner 2:	JAFFE LAURIE S -
Street 1:	56 NORFOLK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,073 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1909, having primarily Wood Shingle Exterior and 2370 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7073.000	623,400		569,000	1,192,400
Total Card	0.162	623,400		569,000	1,192,400
Total Parcel	0.162	623,400		569,000	1,192,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 503.23 | /Parcel: 503.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 84483
GIS Ref:
GIS Ref:
Insp Date: 08/30/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	623,400	0	7,073.	569,000	1,192,400	1,192,400	Year End Roll	12/18/2019
2019	101	FV	473,900	0	7,073.	600,600	1,074,500	1,074,500	Year End Roll	1/3/2019
2018	101	FV	473,900	0	7,073.	442,500	916,400	916,400	Year End Roll	12/20/2017
2017	101	FV	473,900	0	7,073.	423,600	897,500	897,500	Year End Roll	1/3/2017
2016	101	FV	473,900	0	7,073.	392,000	865,900	865,900	Year End	1/4/2016
2015	101	FV	440,600	0	7,073.	328,700	769,300	769,300	Year End Roll	12/11/2014
2014	101	FV	440,600	0	7,073.	321,200	761,800	761,800	Year End Roll	12/16/2013
2013	101	FV	440,600	0	7,073.	306,000	746,600	746,600		12/13/2012

!10258!

PRINT

Date	Time
12/11/20	00:35:12

LAST REV

Date	Time
11/06/17	10:01:44

ekelly

USER DEFINED

Prior Id # 1:	84483
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10258

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JAFFE JONATHAN	40632-470		8/26/2003		816,000	No	No		
KOENIG ALLEN B	25344-531		5/16/1995		296,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2007	443	Manual	6,000					repair deck/6 sets
10/24/2003	978	Redo Kit	26,102			G6	GR FY06	
7/30/1996	350	Manual	1,425					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2017	MEAS&NOTICE	HS	Hanne S
2/9/2009	Measured	372	PATRIOT
7/26/2005	Inspected	BR	B Rossignol
3/12/2004	MLS	HC	Helen Chinal
5/20/2000	Meas/Inspect	263	PATRIOT
11/18/1999	Mailer Sent		
11/3/1999	Measured	243	PATRIOT
7/25/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7073		Sq. Ft.	Site		0	90.	0.89	10									568,973						569,000	

Total AC/HA: 0.16237 | Total SF/SM: 7073 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 568,973 | Spl Credit | Total: 569,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14481616
Const Adj.:	0.99989998
Adj $ / SQ:	148.811
Other Features:	90831
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	653487
Depreciation:	30060
Depreciated Total:	623426

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	M
Totals			
1	10	5	

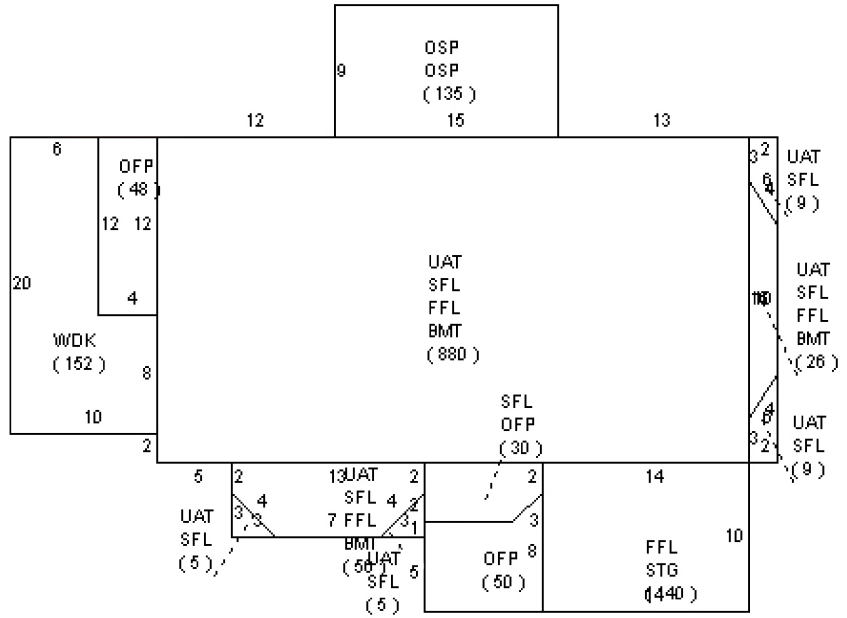
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	197.92
Special Features:	0	Val/Su Net:	155.00
Final Total:	623400	Val/Su SzAd	293.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,102	148.810	163,990
SFL	Second Floor	1,020	148.810	151,787
BMT	Basement	962	44.640	42,947
OSP	Screen Porch	270	24.870	6,715
UAT	Upper Attic	248	114.580	28,360
WDK	Deck	152	12.580	1,912
STG	Storage	140	7.430	1,040
OFP	Open Porch	128	29.390	3,762
	Net Sketched Area:	4,022	Total:	400,513
Size Ad	2122	Gross Are	4764	FinArea 2370

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc